



**Property Link
Real-Estate**

“your real estate link”

COMPANY PROFILE

2023

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Property Link Real Estate Company Details:

- ❖ Registered Name: Property Link Real Estate Limited
- ❖ Registered Office: Kwik Bange Building, Section 05, Lot 05, 9th Street, Top Town, Lae, Morobe Province.
 - Company Registration Number: 1-103402
 - Company Tax File Number: M 44274
 - Company GST Number: GS 23736
 - Company TIN Number: 500112914
- ❖ Operating Location: Section 5, Lot 5, 9th Street, Top Town, Lae, Morobe Province.
- ❖ Postal Address: P.O. BOX 4591, Lae, Morobe Province.
- ❖ Telephone: (+675) 472 9008 Fax: (+675) 472 9080 Mobile: (+675) 7358 7722
- ❖ Email: "admin@propertylink.com.pg"

Company Strategy

- **Purpose**
 - To be a leader in the real estate industry by providing enhanced services, relationship and profitability.
- **Vision**
 - To provide quality services that exceeds the expectations of our esteemed customers.
- **Mission Statement**
 - To build long term relationships with our customers and clients and provide exceptional customer service by being accountable and trust worthy in all we do.
- **Core Values**
 - We believe our customers are the kings in our business and they deserve all our respect and support.
 - We believe the development of our staff is an integral part of delivering to our clients' expectations.
- **Goals**
 - National expansion in our business and develop a strong base of key customers.
 - Increase the assets and investments of the company to support and deliver better services to our customers.
 - Build a good and strong reputation in the industry and become a key player in the industry nationally.

PLRE Company Profile:

Property Link Real Estate Limited (PLRE), is a PNG registered company that is wholly owned and operated by nationals and is based in Lae city, Morobe Province. It is currently managed by Mr. Wesley Mom, who has working experience in multinational companies for 10 years. Mr. Mom has a bachelor of Business Economics degree from the University of Papua New Guinea. He is ably supported by Mrs. Rose Mom, who has 13 years of experience in the real estate industry. Property Link Real Estate Limited employs fifteen (15) full time and several part time support staff that assist in other areas. Property Link Real Estate Limited has a very experienced valuer – Mr. Gerard Lamis (Registered Valuer VR83). Mr. Lamis has decades of experience in all forms of property valuation. He is ably assisted by Ms. Rose Wail Kuniaka, who is a graduate valuer. Property Link Real Estate Limited also has its own registered auctioneer to auction properties. Property Link Real Estate Limited has an in-house maintenance team, who only focus on maintenance of properties managed by it. It also has other experienced service contractors who work with it to provide, electrical, plumbing, maintenance, air conditioning and refrigeration, security and other technical services, which its properties require.

Property Link Real Estate Limited brings a fresh and professional approach to real estate management, giving clients' properties the attention they deserve. Our goal is to exceed the expectations of property owners whilst also giving tenants quality properties and the support services they deserve from a real estate management perspective. With our staffs' expertise in real estate management, we will maximize our clients' returns and also provide the most effective and professional real estate management service to both landlords and tenants.

Property Link Real Estate Limited's principle businesses is the provision of Real Estate Management Services to clients in Morobe and Papua New Guinea. PLRE provides real estate management, property sales, property auctions, property valuation, and other related services to our clients. We also do placements of tenants into properties that are vacant for clients of whom we do not manage their properties.

Property Management Software – Property Link Real Estate has the renowned Console Real Estate Management software which is provided by Console Australia. This is so that we provide better management of client funds and also provide updates to clients on the status of their properties in a timely manner. We strive to manage properties in such a way that will instill confidence in the landlords as well as tenants. We prioritize maintenance to make the property last long and less costly to maintain in the long run. We strictly manage clients’ funds well, and any maintenance works or other related work done to the property are done with the landlord’s approval after reports are submitted of the defects thereof.

- **Real Estate Management:**

Property Link Real Estate Limited manages our landlords’ properties in placement of tenants, management of their properties and also maintain wear and tear. With our link with companies, government departments, NGO organizations as well as individuals, we source and screen tenants that will live in these properties. We maintain and take care of our landlords’ properties in the best way possible and screen and get reputable contractors to do maintenance when the need arises and when landlords approve of it.

- **Property Sales:**

Property Link Real Estate Limited strives to find the best possible price and sell off properties within a timely manner to maximize returns for our clients. We utilize our relationships with corporate organizations as well as private individuals to sell off our clients’ properties in a timely manner at the best possible prices. Channels like the print media, local notice boards as well as television networks, can be used to communicate the sale of properties to a wider audience. The managing director and the administration manager are directly involved in the sale of properties for our clients.

- **Property Auctions:**

Property Link Real Estate Limited has an in house registered auctioneer who will strive to find the best possible price and auction off properties within a timely manner to maximize returns for our clients. We utilize our relationships with corporate organizations as well as private individuals to auction off our clients' properties in a timely manner at the best possible prices. Channels like the print media, local notice boards as well as television networks, can be used to communicate the auction of properties to a wider audience.

- **Property Valuations:**

Property Link Real Estate Limited strives to provide the best possible property valuation service to its clients. With a professional and experienced valuer in Mr. Gerard Lamis (registered Valuer VR83), our customers can be assured that they will be provided the best possible accurate property valuation service there is available. Clients' properties will be thoroughly valued to reflect the true values of their properties.

- **Property Management & Tenant Placements:**

Property Link Real Estate Limited manages properties for the following organizations and many other individuals;

- **MRDC** – MRDC recently made a first investment in Morobe with the building and opening in 2020 of a 2-level office complex – Gobe Haus. We have been appointed managers of this property.
- **Traisa Transport/Trading** – Traisa Transport, a national transport company, has various properties which we manage. We manage others we rent/lease out and we also look after those that their staff and management occupy.
- **Motor Care Ltd** – we manage residential properties owned by this local company.
- **Ruks Real Estate** – we manage both commercial office spaces and residential properties owned by this local company.

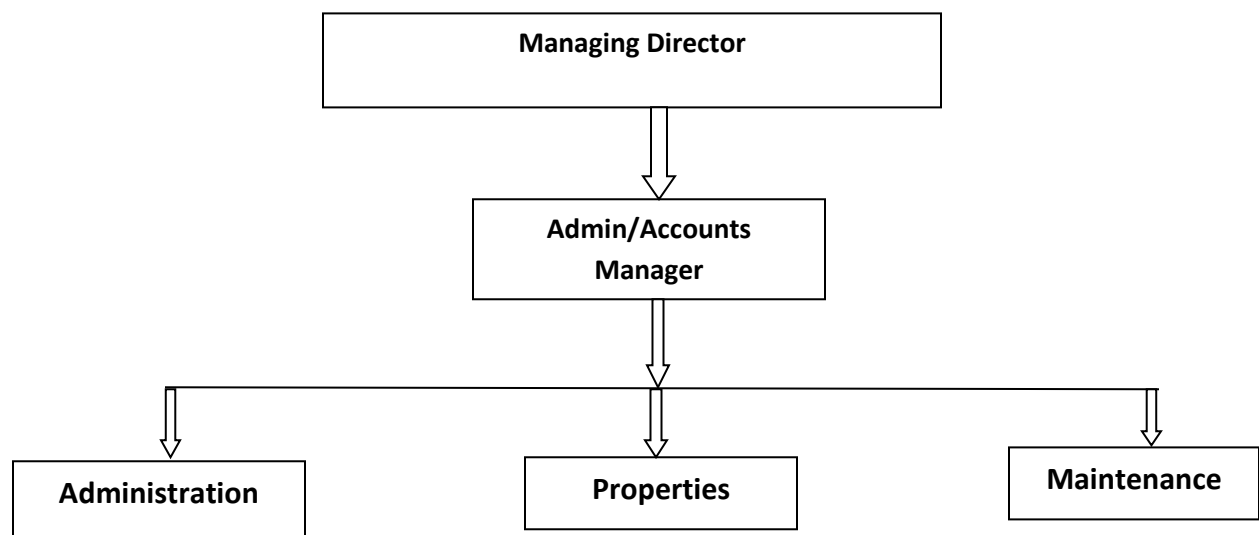
- **Visual Properties** – has units in Lae which we manage.
 - **Jubilee Homes & Apartments** – has a property in Lae which we manage.
 - **Eurasco/Yoshis Clothing** – has properties in Lae which we manage.
 - **Shu Nalle Limited** – Has both commercial and residential properties which we manage.
 - **Hetadikaka Enterprises** – has commercial shop spaces which we manage.
 - **Roa Investments** – has residential properties which we manage.
 - **Baptist Union of Papua New Guinea (Church)** – we are managing their properties in Lae.
 - Many other small companies and individuals.
- Property Link Real Estate also helps the following companies and other individuals in placement of tenants;
 - Zenag AAA Properties
 - Trukai Properties
 - Lutheran Church Properties
 - Cascade Apartments
 - Taupo Properties
 - Many other individuals also.
 - This is a vote of confidence from Zenag, Trukai and the Lutheran Church, to recognize Property Link Real Estate Limited's efforts in finding tenants for their properties.
 - MRDC recently gave management of its flagship property in Lae – The Gobe Haus, to Property Link Real Estate. This is a vote of confidence from one of PNGs biggest landowner investment companies.
 - The Baptist Union of PNG Church has also asked Property Link to manage some of its properties in Port Moresby. Talks and arrangements are underway for this to take place.

Property Link Maintenance Division:

Property Link Real Estate has well qualified and experienced maintenance crew which can maintain any property we manage within a short period of time. Our qualified maintenance team understand the importance of time and costs, so maintenance is done upon request, in a short period of time. Our labor costs for maintenance are competitive and the job is always a quality one. The maintenance team is only focused on maintenance of properties we manage and they are never contracted out to do other jobs. Property Link also has a pool of experienced and qualified contractors for electrical, maintenance, plumbing, air-conditioning & refrigeration, etc. These are called upon from time to time to help in maintenance and other jobs in their respective fields. We also have a team of staff who solely focus on grass cutting and property cleaning. They are well experienced in cleaning properties both internally and externally.

Property Link Real Estate Ltd Staff

- Structure



- **Staff Profile**

Managing Director – Mr. Wesley Mom is the managing director. Mr. Mom holds a Bachelor's Degree in Business Economics from the University of Papua New Guinea and has previously held positions as an Area Business Manager at British American Tobacco (PNG) Ltd, a Business Development Representative at British American Tobacco PNG Ltd and a tutor at The University of Papua New Guinea. From the experiences of working with multi industries and a multi-national company, Mr. Mom is suitably qualified to deal with clients and service providers.

Administration Manager/Accounts Manager – Mrs. Rose Mom is the Administration manager and is also in charge of accounts. She has more than 13 years of experience in the real estate industry having worked with Arthur Strachan Real Estate in Lae for those 13 plus years. She is well versed with the Property Management Console Software and also tax and other accounting matters. Rose has a diploma in secretarial services at PNG Polytechnic Institute and certificates in computing and software systems at Unitech.

Valuer – Mr. Gerard Lamis is the Valuer at Property Link Real Estate. Mr. Lamis is one of the most experienced registered valuers (Registered Valuer VR83) in the country. He is the senior valuer in the Morobe Provincial Government. He now is working with Property Link Real Estate to provide the best valuation services to property owners and others who need it.

Mrs. Rose Wail Kuniaka is the assistant valuer we have who assists Mr. Lamis in the valuations. Mrs. Kuniaka has several years experience in working with other real estate firms. She holds a bachelor's degree in Land Studies at the PNG University of Technology.

Team Leader Administration – Mrs. Lillian Windi is a graduate primary school teacher and has decades of experience in teaching administration. Lillian is responsible for administering client activities and issues.

Team Leader Services – Malcom Mark has a diploma in business from ITI and has vast experiences in customer services at Seeto Kui as well as Lae

Bakery. Malcom is responsible for the services we provide to our clients. Malcom is also the team leader of our property sales team.

Administration – Ms. Ruth Buka has a Certificate II in Business from the Lae Coronation College of TAFE and is in charge of our office administration. She has been in our administration for more than 5 years now.

Driver/Cleaner – Mr. Lawrence Mom is our administration driver and is also in charge of cleaning and up keep of the properties. Mr. Mom has 20 years of experience in driving and has been in this role for 5 years now. Lawrence Mom is ably assisted by Simon Maka who has years of experience in property cleaning and as a handy man.

Pool Man – Mr. Raphael is our pool expert. He has more than 16 years of experience in cleaning and the general maintenance of pools. He has a vast knowledge in mixing of chemicals, up keep of the pool pumps and also the maintenance of tools involved in cleaning of pools. Mr. Raphael has previous experiences of working with Professionals Real Estate and The Pool Shop.

Cleaner – Grace Yando & Helen Yapi are cleaners and work internally and externally to clean properties we manage. They have been in this role for three years now.

Maintenance Supervisor – Mr. Jaycel Tomeng is our maintenance supervisor and he leads 5 other team members in our maintenance division. Jaycel is a well versed carpenter and has qualifications in bricklaying, tiling, painting, plumbing, welding and other areas. Jaycel leads our maintenance team of 6 members who are well qualified in their own fields.

Field Services – Property Link Real Estate has a field team for services to the properties it manages. These services team provide cleaning services both in the properties and externally as well. These crew are also responsible for the upkeep of all properties Property Link manages.

- **Service Providers**

Property Link Real Estate also has Service Level Agreements and Credit Terms with some key service providers. These are key external service providers which help us manage our properties well. These include, and are not limited to;

Category	Suppliers	Credit Limit	Credit Terms	Comments
Maintenance	Badili Hardware	K20, 000.00	30 Days	
	BNBM Hardware	K20, 000.00	30 Days	
	Hardware Haus	Cheque Acceptance Facility		
Home Centre	BNBM Home Centre	K20, 000.00	30 Days	
	Brian Bell Home Centre	K20, 000.00	30 Days	
	Hardware Haus	Cheque Acceptance Facility		
	Theodist	Cheque Acceptance Facility		
Electrical Items	Brian Bell Trade Electrical	K20, 000.00	30 Days	
	BNBM Home Centre	K20, 000.00	30 Days	
Chemicals	Brian Bell Chemicals	K20, 000.00	30 Days	
	K K Kingston Chemicals	Cheque acceptance facility		
Pool Items	Pool Cleaners	Cheque acceptance facility		
Service	Service Provider	Agreements		
Electrical Works	MJ Electrical	SLA for electrical issues support, 24 hours support and emergency call ups.		
Air Conditioning	MJ Electrical	SLA for air conditioning and refrigeration issues support, 24 hours support and emergency call ups.		
	Goppa Refrigeration & Aircon Contractors	SLA for air conditioning and refrigeration issues support		
Electrical Mechanical - Gensets	PNG Commercial Trucks - APS	SLA for mechanical issues on gensets - servicing and, 24 hours support and emergency call ups.		

